

NABIH YOUSSEF & ASSOCIATES

Structural Engineers

Los Angeles • San Francisco • Irvine • Ventura

LA March 6, 2001

Mr. Rob Piatok, Property Manager
Trammell Crow Company
 1800 Ninth Avenue, Suite 1160
 Seattle, Washington 98101

*R: Building Structural Site Visit
 The Arctic Building
 700 3rd Avenue
 Seattle, Washington*

Dear Mr. Piatok:

Per your request, Nabih Youssef & Associates have performed a structural site visit of the above referenced building to review the structural state of the building due to the recent earthquake of February 28, 2001. The site visit was performed by a representative of NYA on March 3, 2001. The building is a 10-story steel framed with unreinforced masonry infilled perimeter walls office building constructed at the turn of the 20th Century. The gravity system of the building consists of reinforced concrete pan joists spanning to concrete encased riveted steel beams supported on concrete encased riveted steel columns. The lateral system consists of the masonry infill acting as struts (braces) between the steel columns and beams. The foundation system appears to be constructed of shallow footings.

Upon completion of our site visit, we have the following to report:

- In general, the building's exposed structural elements appear to be in good condition, however some rock pockets from the original construction were noticed.
- No obvious global damage or permanent displacement of the building was observed.
- Significant cracks and spalling were observed in the nonstructural plaster walls throughout the building. The worst cases were noticed with the two stairwells of the building.
- The exterior stone work of the subject building appeared to be in good condition.

Based on the above stated observations, it is our professional opinion that there are no imminent structural hazards at the above referenced building due to the recent earthquake, however we have the following recommendation:

Repair the damaged HCT walls with a lathe and plaster finish to adequately confine the HCT walls or remove the damaged hollow clay tile walls and replace it with metal stud walls. The main areas of concern are those along the path of egress such as the stairwells and exit hallways.

If you should have any questions, please do not hesitate to call me at 213.362.0707.

Sincerely,
NABIH YOUSSEF & ASSOCIATES

Nabih Youssef, S.E.
 Principal